140.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	988,400 / 988,400
					USE VALUE:	988,400 / 988,400
					ASSESSED:	988,400 / 988,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILLIS CONSTANTINE A & IRENE H	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	77 HIGHLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GILLIS CONSTANTINE A--ETAL -
Owner 2:	GILLIS IRENE H -
Street 1:	77 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,127 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2685 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6127.000	499,200	6,200	483,000	988,400
Total Card	0.141	499,200	6,200	483,000	988,400
Total Parcel	0.141	499,200	6,200	483,000	988,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.12 | /Parcel: 368.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	499,300	6200	6,127.	483,000	988,500	988,500	Year End Roll	12/18/2019
2019	104	FV	386,900	6200	6,127.	452,900	846,000	846,000	Year End Roll	1/3/2019
2018	104	FV	385,800	6200	6,127.	374,400	766,400	766,400	Year End Roll	12/20/2017
2017	104	FV	362,100	6200	6,127.	344,200	712,500	712,500	Year End Roll	1/3/2017
2016	104	FV	362,100	6200	6,127.	314,000	682,300	682,300	Year End	1/4/2016
2015	104	FV	323,200	6200	6,127.	307,900	637,300	637,300	Year End Roll	12/11/2014
2014	104	FV	323,200	6200	6,127.	286,200	615,600	615,600	Year End Roll	12/16/2013
2013	104	FV	336,100	6200	6,127.	272,300	614,600	614,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILLIS CONSTANT	72175-599		1/29/2019	Convenience	1	No	No		
	10877-168		7/19/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/1997	436		1,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2017	Inspected	BS	Barbara S
11/29/2017	MEAS&NOTICE	HS	Hanne S
4/8/2009	Inspected	189	PATRIOT
12/22/2008	Measured	163	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6127		Sq. Ft.	Site		0	80.	0.99	9									483,048						483,000	

Total AC/HA: 0.14066 | Total SF/SM: 6127 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 483,048 | Spl Credit | Total: 483,000

User Acct

90074

GIS Ref

GIS Ref

Insp Date

12/09/17

!10830!

PRINT

Date	Time
12/11/20	01:05:12

LAST REV

Date	Time
02/07/19	08:48:42

mmcmakin

PAT ACCT. 10830

USER DEFINED

Prior Id # 1:	90074
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08859646
Const Adj.:	0.98794085
Adj $ / SQ:	182.830
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678224
Depreciation:	179051
Depreciated Total:	499173

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

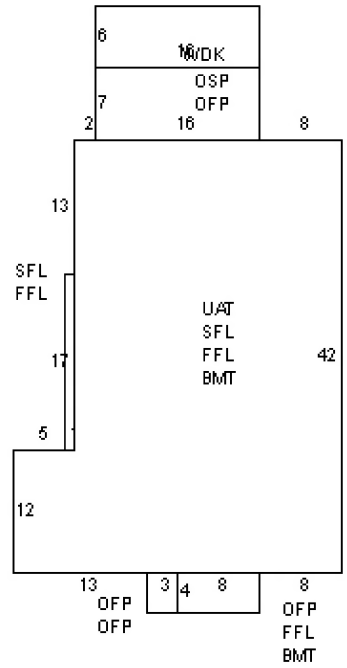
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.83
Special Features:	0	Val/Su Net:	117.27
Final Total:	499200	Val/Su SzAd	208.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,213	182.830	221,772
BMT	Basement	1,196	54.850	65,599
SFL	Second Floor	1,181	182.830	215,922
UAT	Upper Attic	291	127.980	37,242
OFP	Open Porch	168	26.000	4,369
OSP	Screen Porch	112	33.940	3,801
WDK	Deck	96	15.810	1,517

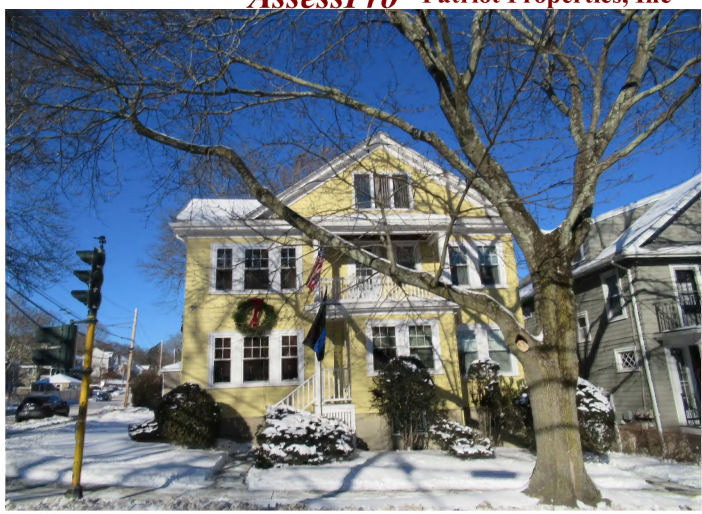
Net Sketched Area:	4,257			Total:	550,222
Size Ad	2394	Gross Are	5130	FinArea	2685

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	G	AV	1926	26.97	T	40	104			6,200			6,200

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200